

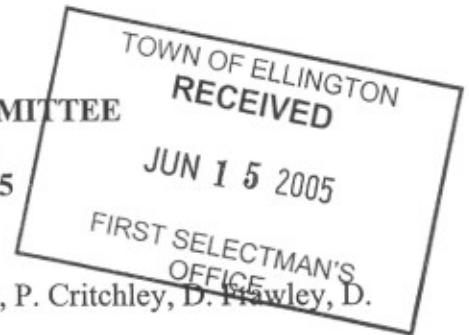


STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

**PERMANENT BUILDING COMMITTEE
REGULAR MEETING
TUESDAY, JUNE 14, 2005**



Members Present: R. Thiesing-Chairman, G. Blanchette, P. Critchley, D. Frawley, D. Flamino, G. Magnuson, D. Tutko, P. Welti.

Members Absent: R. Clements, K. Heminway, L. Spielman,

Others Present: R. Pagani, D. Moser-Moser Pilon Nelson, P. Williams-Bldg. Official

Chairman Robert Thiesing opened the meeting at 7:35 pm.

Approval of Minutes

MOTION (WELTI) SECONDED (TUTKO) AND PASSED TO APPROVE THE MINUTES OF THE MAY 3, 2005 MEETING AS WRITTEN. FRAWLEY, CRITCHLEY ABSTAINED.

Election of Chairman

MOTION (TUTKO) SECONDED (CRITCHLEY) TO NOMINATE PETER WELTI AS CHAIRMAN. NOMINATIONS WERE CLOSED. VOTE FOR PETER WELTI AS CHAIRMAN WAS UNANIMOUS.

MOTION (CRITCHLEY) SECONDED (THIESING) TO NOMINATE GARY MAGNUSON AS VICE CHAIRMAN. NOMINATIONS WERE CLOSED. VOTE FOR GARY MAGNUSON AS VICE CHAIRMAN WAS UNANIMOUS.

High School

The storage building has been signed off and this item will be taken off the agenda.

Mr. Pagani stated that a meeting was held this afternoon. They are still having problems and the school, through Tony Littizzio and building maintenance, is taking over the building. They have developed a form letter to document items that need to be completed, fixed, etc. A complete paperwork trail is being stressed.

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There was discussion regarding the warranty for the air conditioning system. Mr. Pagani stated that it has only been in operation for approximately 3 months.

There had been another meeting with Haynes Construction since the last PBC meeting, but they came to the meeting unprepared and asked for more time to get their figures in order.

The Sign Connection has guaranteed that the sign will be up for graduation. Mr. Pagani has seen the sign and the gold leaf still needs to be put on it. The holes have been dug. The purchase order has been cut for the draw curtain in the gym. The weight room mirrors will be taken care of after school closes for the summer. The showcase glass is to be done at that time also.

Doug Moser stated that they requested the as-built drawings from Haynes and they claimed that the Town told them they didn't need them. They are claiming that the Town agreed to this because the under slab work was done so long ago and that contractor is gone. Doug's office sent them a letter telling them to get it done any way that they can. The Town needs to hold them to this before closing out the job. Some partial as-builts are done. They can hire someone to do the under slab work.

P. Williams arrived at 7:55 pm.

Doug Moser stated that he is going to be meeting with the State on another project. He was asked to find out how Ellington can finish this project with our own contractors without losing any state reimbursement.

Mr. Pagani stated that the air conditioning is not working in the lobby of the auditorium. They have since found out that it was not piped. They also have no knowledge as to how the stage air conditioner runs and where the switch for it is. The Fire Marshal has shut down the kilns due to the heat that comes off of them. Ventilation is needed to exhaust the heat and the specs need to be given to the Building Official to make sure they are wired to code.

Mr. Thiesing suggested that bollards be put in front of the front entrance way to prevent vehicles from driving through the front doors. This is a security and safety issue. It was suggested that perhaps the entrance to the auditorium should also have something to prevent this from happening. Peter Welti will bring up this issue at the next meeting.

Peter Williams stated that the loading dock area needs to be barricaded so that when exiting the gym from the back, people will follow the path intended and not go through the loading dock area. The existing barricade is not working the way it was intended.

The fire system has still not been received in a satisfactory manner and Center School documents have not been received yet. Peter Williams will get a copy of the list to Peter Welti of things still needed. Mr. Williams also stated that when the fire alarm system was tested, the gas shuts off in the science labs. However, when the system was reset, the gas comes back on and gas is emitted from the burners. This needs to be addressed.

Moser Pilon Nelson invoices

MOTION (FRAWLEY) SECONDED (THIESING) AND PASSED TO APPROVE INVOICE FROM MOSER PILON NELSON IN THE AMOUNT OF \$42.50 FOR CENTER SCHOOL MEETING DURING THE TIME PERIOD 4/23/05-5/27/05.

MOTION (THIESING) SECONDED (CRITCHLEY) AND PASSED TO APPROVE INVOICE FROM MOSER PILON NELSON IN THE AMOUNT OF \$1,209.46 FOR WORK DONE FOR THE HIGH SCHOOL DURING THE TIME PERIOD 4/23/05-5/27/05.

Lessons Learned from High School and Center School Projects

P. Williams stated that the project coordinator should be consistent and replaced if lost again. One person should not be responsible for everything, FFE, Clerk of Works and Coordination. It was unfortunate that the committee lost Dennis M. during the construction. Bob Pagani filled in but it was definitely too much for one person.

P. Welti felt that the Committee was too lenient on the contractor and should have taken a firmer stance sooner.

Doug Moser stated that in the future the Town should decide on whether to have a construction manager or coordinator before the project goes to referendum so that this cost can be factored into the budget from the beginning. Another option is construction administration which is a team of people to watch the project and do the paperwork and this also needs to be budgeted at inception.

Daily reports are needed from the clerk of the works. A committed cost report needs to be done, as well as what has been spent to date.

A lesson learned is that Haynes was not motivated by money. Good record keeping needs to be done through the project. The management team cannot be stretched too far.

P. Critchley asked how the Town can avoid another Haynes situation. Doug Moser stated that the Town can cut down the scope of the project and rebid the job.

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Bob Pagani stated that the phasing was too disruptive and the construction occurring in more than one area of the school was very disruptive. Full school projects are better. The schools with the large additions are better so that the students can move into it while the renovations are being done.

Old Business

Bob Thiesing thanked and commended Bob Pagani for the job he did with the High School.

New Business

Gary Blanchette asked if the Crystal Lake School well has been given to the Permanent Building Committee. He stated that if the work doesn't begin by 6/30/05, they have to go back to the state. Mr. Pagani stated that the wells are waiting funding through the budget. The Board of Selectmen needs to assign the project to either the Board of Ed or the Permanent Building Committee. Dennis Frawley will check into who is responsible for the project.

Adjournment

**MOTION (CRITCHLEY) SECONDED (THIESING) AND PASSED TO
ADJOURN THE MEETING AT 9:35 PM.**

Submitted by

Lori Smith
Lori Smith, Clerk